

TABLED 12/18/69

RESUBMITTED 1/2/70

TO: Boston Redevelopment Authority  
FROM: John D. Warner, Director  
SUBJECT: Zoning Commission Recommendation

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Re: Map Amendment Application No. 94  
Richard George  
5254 Washington Street, W. Roxbury

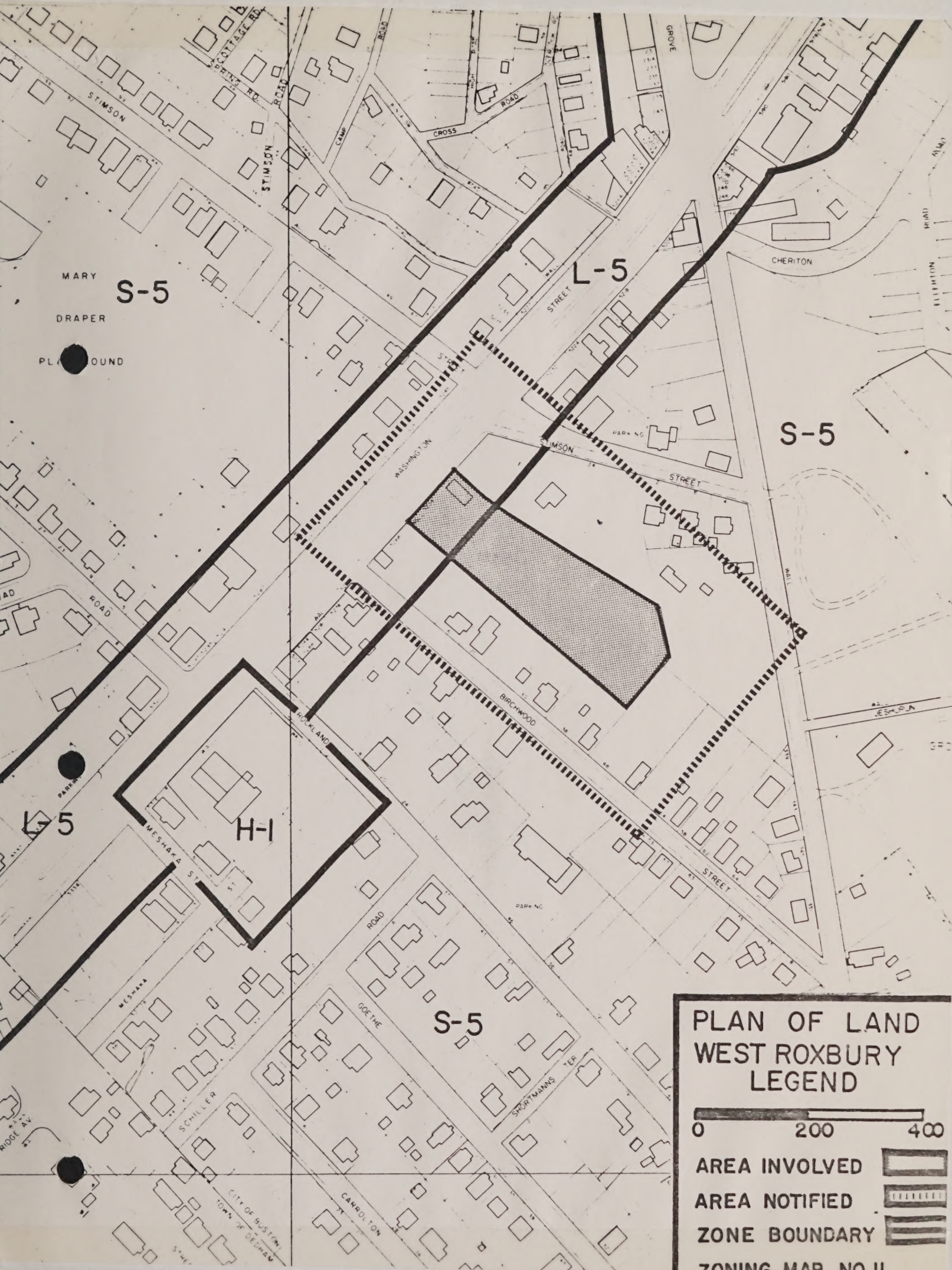
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The petitioner seeks to change an area of land in West Roxbury from an L-.5 (Local Business) and an S-.5 (Single Family) District to an R-.8 (General Residence) District. The parcel contains 70,950 square feet and occupies a large part of the interior of the block bounded by Washington, Stimson, Grove and Birchwood Streets, with 120' frontage on Washington Street. The parcel is largely undeveloped, containing a single residential structure on Washington Street. The petitioner previously submitted Map Amendment Application No. 89 to rezone the parcel to an H-2 District but withdrew the petition in favor of the present request for an R-.8 District. The B.R.A. Board recommended denial of the earlier petition.

This portion of Washington Street has been subject to haphazard apartment development through zoning variances and map amendments. The staff has recommended against piecemeal changes in this area pending a land use study of the whole area. Now that the district planning approach is being implemented, staff will be available for a restudy of zoning in this area. The staff therefore recommends denial of the present petition.

VOTED: That in connection with Map Amendment Application No. 94, brought by Richard George to change 70,950 square feet of land from a Single Family (S-.5) and a Local Business (L-.5) District to a General Residence (R-.8) District, the Boston Redevelopment Authority recommends denial, pending a general restudy of land uses in the Washington Street area.







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## MEMORANDUM

Resubmitted 1/2/70

TO: Boston Redevelopment Authority  
FROM: John D. Warner, Director  
SUBJECT: ZONING COMMISSION RECOMMENDATION

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Re: Map Amendment Application No. 95  
Parkway Associates, by Francis A. Leahy  
Emmett Street & Gordon Avenue  
Hyde Park

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The petitioner seeks to change 63,723 square feet of undeveloped land from an S-1.3 (Single Family, with a floor area ratio of 0.3) district to an H-2 (Apartments, with a floor area ratio of 2) district. The property is located south of the George Wright Golf Course and east of Stony Brook Reservation. The surrounding properties are single family houses. The planning staff sees no justification in terms of access or character of the neighborhood for increasing the allowable floor area ratio by a factor of six or the permissible density from a rate of 4.8 dwelling units per acre to a density of over 100 dwelling units per acre. Such a change would clearly constitute spot zoning.

VOTED: That in connection with Map Amendment Application No. 95, brought by Francis A. Leahy in behalf of the Parkway Associates to change 63,723 square feet of land from a Single Family (S-.3) to an Apartment (H-2) district, the Boston Redevelopment Authority recommends denial. There is no justification for such an abrupt discontinuity of use and density with the neighboring single family land uses. The creation of an apartment district surrounded by the lowest density single family zoning category would constitute spot zoning.



